

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R34000

Property Information

property address: 709 BROADMOOR  
legal description: NORTH GARDEN ACRES, BLOCK 3, LOT 4 & 5 (PTS OF)  
owner name/address: NUCHE, ELIZABETH MRS  
% NUCHE, WILLIE  
4508 MENDENHALL DR  
DALLAS, TX 75244-7503

full business name:

land use category: Sing fam res. type of business:  
current zoning: RD-5 occupancy status: occupied  
lot area (square feet): 12,240 frontage along Texas Avenue (feet): n/a  
lot depth (feet): 168.73 sq. footage of building: 1,824  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

lot width: 77.61

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): wood

building/site condition: 4

poor landscaping

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1954 accessible to the public: ☒ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify)  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: type/material of sign:  
overall condition (specify):  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:  
lot type: ☐ asphalt ☒ concrete ☐ other  
space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition:  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 6 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: very poorly maintained

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

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